



CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: December 15, 2009

Prepared by: Adrienne Graham, Consulting Planner

**ITEM NO.
V-A**

ITEM V-A: BALTIMORE RAVINE SPECIFIC PLAN OVERVIEW

INTRODUCTION:

The City of Auburn is in receipt of the Baltimore Ravine Specific Plan (BRSP) proposed for 277 acres of the 408-acre Urban Reserve area situated in southwest Auburn. The Specific Plan, which is described in greater detail below, provides for a total of 725 dwelling units and up to 90,000 square feet of commercial space.

PURPOSE OF HEARING:

The purpose of this item is to provide an overview of the proposed Baltimore Ravine Specific Plan, and to take public comments on the Specific Plan. No action will be taken by the Commission at this hearing. Future hearings will be held on the Specific Plan, the Draft Environmental Impact Report (DEIR) which will be released in early 2010, and associated approvals (e.g., rezoning, development agreement).

PROJECT INFORMATION:

Applicant: Stephen Des Jardins; Baltimore Ravine LLC; 130 Diamond Creek Place, Suite 1; Roseville, CA 95747; Phone: 916-786-8158

Location: The plan area is generally bounded by Auburn-Folsom Road to the east, Interstate 80 to the north and northwest, the westbound Union Pacific Railroad (UPRR) track to the south, and the City/County boundary to the west (see Exhibit A, Project Location and Features).

Project Size: 277 acres

BRSP Plan Area:

Zoning: Agricultural Residential (AR), Agricultural Residential/Mineral Extraction (AR-ME), Single-Family Residential (R1-10), Single-Family Residential/Mineral Extraction (R1-10/ME)

General Plan: Urban Reserve (UR)

Existing Land Use: Five residences

Surrounding Land Uses:

North: Interstate 80, Industrial, Residential
South: Residential, Union Pacific rail line
East: Residential, Auburn Recreation District
West: County rural residential

BACKGROUND

The BRSP is located in an area of the City designated by the Auburn General Plan as Urban Reserve (UR). The Urban Reserve designation requires a Specific Plan prior to any development beyond the existing zoning. The City received an application in mid-2007 to develop approximately 277 acres of the 406-acre Urban Reserve area.

The remaining 129 acres are not included within the BRSP area, but are designated as four separate Study Areas (see Exhibit A). The Study Areas are proposed to be redesignated as Agricultural Residential with two-acre minimum lot sizes. Under this designation, a total of up to 65 dwelling units (including existing residences if they remain) could be developed. The Study Areas are not further addressed in detail in this staff report because it focuses on the BRSP. The Study Areas will be addressed in future staff reports and at future hearings, as well as the EIR.

History

The Urban Reserve area (i.e. the Baltimore Ravine area) has been the subject of several previous studies and development proposals, although none have been adopted to date.

- In 1969, the City expanded its boundaries to the west and annexed the Urban Reserve area into the City of Auburn.
- In 1978, the City prepared and certified an EIR that evaluated potential roadway access to 209 acres in the Urban Reserve area. No improvements or development occurred.
- In 1979, the plan area was designated Urban Reserve with the adoption of the 1979 General Plan in recognition that it could be developed at some point in the future and that the City wanted the area to be master planned.
- In 1985, the “Southwest Area Road Access Study” was prepared and evaluated roadway alternatives through the plan area to connect the portion of the site between I-80 and the westbound UPRR tracks.
- In 1987, the City approved the Vista del Valle #4 subdivision, which included the Herdal Drive extension.
- In 1988, the City received a proposal for the Auburn Vista Subdivision, a 33-acre parcel with 135 lots. This led to a preliminary draft of the Southwest Area Specific Plan in 1990. This specific plan area included 270 acres with a mix of residential, commercial/professional and open space uses. The plan provided for 1,056 dwelling units.

The Southwest Area Specific Plan and accompanying Draft EIR were never completed or adopted by the City.

- In 1993, the Southwest Auburn Specific Plan was drafted which included 321 acres (including the Grand Oaks project area). This plan included up to 1,232 residential units, along with neighborhood commercial, pocket parks, and open space uses, with a portion remaining in urban reserve. An NOP was issued for this project plus up to 864 dwelling units in the Urban Reserve (for a total of 2,096 units) in 1994, but the project was put on hold in 1995.

The current applicant submitted a proposal in 2007 to prepare the Baltimore Ravine Specific Plan, which would guide development of 277 acres of the Urban Reserve. A Notice of Preparation of an EIR for that proposal was released in December 2007, and the City held a scoping meeting on January 24, 2008. The BRSP proposal was subsequently revised by the applicant, responding in part to staff and community concerns. The revised BRSP also accounts for the natural topography of the site, which includes many steep hillsides and slopes. A second Notice of Preparation of an EIR for the revised proposal was released in April 2009. The changes to the BRSP include:

- Decrease in the total number of residential units from up to 1,300 units to 725 units;
- Decrease in the amount of mixed-use space from 120,000 square feet (s.f.) to 90,000 s.f.;
- Increase in open space from 60 acres to 143 acres;
- No age-restricted component;
- Development would be generally confined to areas with a slope of 20 percent or less; and
- The BRSP would be entitled and developed in two phases. The first phase, Plan Area 1, is proposed to have 270 units. Only Plan Area 1 would receive zoning at this time.

With the above revisions, the BRSP is more sensitive to the topography and natural character of the plan area, preserves a substantial portion of the site in Open Space, and provides separation between the plan area and surrounding residences.

Requested Project Approvals

Although no action would be taken at the December 15, 2009 Planning Commission meeting, there are a number of approvals and actions that will come before the Commission, and ultimately the City Council, before the Urban Reserve (BRSP and Study Areas) may be developed. Key actions that will require a recommendation from the Planning Commission are:

- General Plan Amendment
 1. Replace Urban Reserve designations with BRSP land use designations: As stated earlier, the Urban Reserve designation in the General Plan requires the adoption of a specific plan. Adoption of a specific plan is conducted by amending the General Plan. The General Plan Amendment for this plan will adopt the BRSP land use designations for Plan Area 1 (see Exhibit B, Land Use Plan). The proposed land uses are described below. Plan Area 2 would retain the Urban Reserve designation until future development approvals are undertaken. The General Plan amendment

would also redesignate the remainder of the Urban Reserve area not in Plan Areas 1 or 2 (i.e. the Study Areas) as Rural Density Residential with a 2-acre lot minimum.

2. Adopt new Urban High Density Residential designation: The BRSP includes a new land use designation, Urban High Density Residential (UHDR), that is not recognized in the current General Plan. The existing General Plan includes a High Density Residential designation (HDR) that allows for up to 15 units per acre. In order to provide for higher, more urban densities, approximately 18 acres in Plan Area 2 would be designated Urban High Density Residential (UHDR), which would allow for 10 to 20 units per acre. In order to include the UHDR designation in the BRSP, the General Plan must be amended to add the UHDR designation. Allowing up to 20 units per acre is consistent with the City's recently adopted Housing Element.
- Specific Plan – Adoption of the Baltimore Ravine Specific Plan.
 - Rezone – Rezoning Plan Area 1 as specified in the BRSP. The Study Areas would also be rezoned AR-0.5.
 - Large Lot Tentative Map – Approval of a Large Lot Tentative Map for Plan Area 1 consistent with the parcel configuration illustrated in the BRSP.
 - Development Agreement – Approval of a development agreement for Plan Area 1 which formalizes the requirements and expectations of the applicant and future developers.

The applicant has requested that the rezone, development agreement, and large lot map be considered for Plan Area 1 at the same time as the General Plan amendment and Specific Plan approvals. Subsequent discretionary approvals for Plan Area 1 (i.e. requiring approval by the Planning Commission) will include small lot tentative maps as well as tree permits for both planned infrastructure and the small lot tentative maps. Subsequent administrative approvals (i.e. by City staff) for Plan Area 1 will include grading permits (with improvement plans) and building permits.

Future development of Plan Area 2 will require, at a minimum, a General Plan amendment to redesignate land uses consistent with the BRSP, a Specific Plan amendment to incorporate Design Guidelines and Development Standards for those land uses applicable only to Plan Area 2 (e.g., non-residential uses), rezoning to the land use designations identified in the BRSP, a development agreement, tentative maps (including large lot and small lot maps), and tree permits.

Approval Process

The Planning Commission hearing on December 15, 2009, is the first in a series of hearings on the BRSP. Following the December 15th hearing, the remaining steps in the process are:

1. Release of the Draft EIR for public and agency review and comment. The Draft EIR is currently being developed and staff anticipates that the Draft EIR will be released to the

public and agencies in early 2010. Upon release, the public comment period for the Draft EIR is 45 days. Written comments are accepted during this time period.

2. Following release of the Draft EIR, the Planning Commission will hold a public hearing during the Draft EIR public review period (i.e. during the 45-day comment period) for the purpose of accepting comments on the adequacy of the Draft EIR. The City will accept both written and verbal comments at this hearing.
3. After the comment period closes on the Draft EIR, the Planning Commission will hold another public hearing on the BRSP, the Draft EIR, the General Plan amendments, rezoning, large lot map, and development agreement. The Commission will make recommendations to the City Council regarding these items.
4. A Final EIR will be prepared by the EIR consultant to respond to the comments received on the adequacy of the EIR. A Mitigation Monitoring Program, which is required by law, and identifies the actions, timing and responsible parties for every EIR mitigation adopted by the City, will also be prepared.
5. The Auburn City Council will then hold one or more public hearings before taking action on the EIR, the Mitigation Monitoring Program, the Specific Plan, changes to the General Plan designations and zoning for Plan Area 1, the Development Agreement for Plan Area 1, and the large lot tentative map for Plan Area 1.

If the Specific Plan and the associated actions above are approved, several additional actions are required before development can occur.

- For Plan Area 1, the applicant would need to submit and obtain approval for small lot tentative maps, tree permits, grading permit(s) and building permits. As noted previously, the Planning Commission will review and act on the tentative maps and tree permits.
- For Plan Area 2, an applicant would need to submit additional Development Standards and Design Guidelines, obtain a Specific Plan amendment to incorporate those additional standards and guidelines, obtain land use designations and zoning consistent with the Specific Plan, and enter into a Development Agreement. Once those approvals have been obtained, Plan Area 2 development would require approval of large and/or small lot tentative maps and/or design review permits, tree permits, grading permits and building permits. In addition, the Zoning Ordinance in the Auburn Municipal Code would need to be amended to include a zone district that is consistent with the new UHDR land use.

THE BALTIMORE RAVINE SPECIFIC PLAN

A Specific Plan is a tool that is used to master plan development by setting the land use designations, policies and regulations for a defined area, pursuant to Sections 65450 through 65457 of the California Government Code. A specific plan is intended to implement the jurisdiction's general plan, and must be consistent with the general plan. Government Code Section 65451 requires that a specific plan contain text and/or diagrams that include the following components:

- Distribution, location and extent of uses of land, including open space;
- Distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential areas to be located within the specific plan area;
- Standards and criteria by which development will proceed;
- Standards for the conservation, development and utilization of natural resources, where applicable;
- Program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the specific plan; and
- Statement of the relationship of the specific plan to the general plan.

A specific plan may also address any other subjects that the approving jurisdiction deems necessary or desirable for implementation of the general plan (Government Code Section 65452).

The Baltimore Ravine Specific Plan will establish a framework for developing 270 acres of the Urban Reserve. As discussed in more detail below, the BRSP identifies land use designations, sets minimums and maximums for development within each land use, provides plans for circulation and utilities, includes standards and guidelines that will shape the character of development within the plan area, and addresses financing and implementation. In some cases, the requirements (e.g., design guidelines) are more detailed for Plan Area 1 than for Plan Area 2. The additional detail required for Plan Area 2 must be amended into the BRSP in the future before Plan Area 2 development can proceed.

The chapters of the BRSP, which are discussed briefly further below, are:

1. Introduction & Setting
 2. Neighborhood Design
 3. Land Use
 4. Affordable Housing
 5. Circulation
 6. Public Services
 7. Utilities
 8. Natural and Cultural Resources
 9. Implementation
- Appendix A: Development Standards
Appendix B: Design Guidelines

1. Introduction and Setting

This chapter of the BRSP provides an overview of the Specific Plan, a description of existing site conditions and a list of development objectives. The BRSP plan area is largely characterized by its natural character and several constructed features (see Exhibit A, Project Location and Features). Topography ranges from approximately 1,000 feet to 1,300 above mean sea level, with an average elevation of 1,200 feet. Baltimore Ravine crosses the eastern portion of the site in a north-south direction, and Dutch Ravine extends along the southern edge of the site in an

east-west direction. Both of these features include the steepest terrain in the area, which give way to moderately-rolling topography through the balance of the plan area. The plan area is largely covered with woodlands of oak and pine, particularly in areas with steeper terrain.

Two lines of the UPRR extend through or adjacent to the plan area, running east-west. The westbound line, which borders the southern edge of the plan area, traverses Bloomer Cut, which is located along the southeastern edge of the plan area. Bloomer Cut is a 63-foot-deep by 800-foot-long trapezoid-shaped corridor that was constructed in 1865 as part of the transcontinental railroad. It is considered a significant historical feature. The eastbound line bisects Plan Area 2.

Other constructed features are associated with mining and farming. Two Placer County Water Agency (PCWA) canals also cross the plan area – the Lower Fiddler Green Canal in the northern portion and the Upper Banvard Canal through the southern portion. Remnant mines and mining equipment from historic gold mining activities can be found on portions of the site. Unmaintained pear trees from an abandoned orchard are also located in Plan Area 2.

There are no public or improved roads within the plan area, although there are a number of dirt roads. At present, Plan Area 1 can be accessed by Perry Ranch Road, a private road in the county. Plan Area 2 can be accessed from Rogers Lane via Werner Road, which is also a county road.

The BRSP identifies a range of objectives, which are summarized below:

- Comprehensively plan the development of a majority of the City's Urban Reserve area.
- Provide a mix of land uses to create a balanced community within the context of the plan area's natural setting.
- Create opportunities for the development of a variety of low-, medium- and high-density housing choices that respond to multiple demographics and market segments.
- Incorporate some of the Smart Growth principles as a means to reduce pressure to urbanize vacant land on the fringe of the greater Sacramento region.
- Create a development framework that is sensitive to the plan area's existing topography, character, drainage corridors, natural resources, and constructed features.
- Create neighborhoods that are clearly identifiable as part of Auburn, reflecting the City's character and heritage.
- Provide infrastructure and services that meet City standards, integrate with existing and planned facilities and do not diminish services to existing residents of the City.
- Ensure that the BRSP can be implemented, is self-sufficient, will generate financial resources to fund construction of project-related infrastructure systems, and will support or augment City facilities and services.

2. Neighborhood Design

This chapter identifies the elements that guided the distribution of land uses throughout the plan area. Key considerations include topography, the railroad corridors and potential roadway connections. Development has been situated largely in areas with a slope of less than 20%, leaving steeper areas in open space. Higher-density development, including the medium-density residential area, is proposed to occur on the flatter portions of the plan area. This approach is

intended to maximize the development potential of the plan area while preserving the ravines and viewsheds. The land use plan recognizes that the rail corridors provide hard edges that will separate neighborhoods. The circulation plan relies on connections to existing roads that are proximate to the plan area--Herdal Drive, Werner Road and Perry Ranch Road. The alignment of Main Street, which will traverse the plan area and provide connections to Herdal Drive and Werner Road, follows, to the extent possible, the most gentle land contours. The rail line crossings have been planned in areas that are practical given roadway geometries and bridge construction specifications. Perry Ranch Road is proposed to provide secondary access.

The land use plan provides for a community core, located in Plan Area 2, with a mix of commercial and residential uses, including residential units over ground-floor retail along Main Street, and a 2-acre park. Sidewalks and bike paths on Main Street and other primary streets would provide pedestrian and bicycle access to the commercial area and park. The higher-density residential uses are generally placed in and around the community core, with lower-density residential uses located in the southern portion of the plan area, where in combination with open space, they provide separation from and a transition to the existing residences to the south of the plan area.

The BRSP provides extensive open space areas, which frame the residential neighborhoods, provide separation from existing residences, preserve natural resources and provide a significant visual amenity. Over half of the plan area, approximately 143 acres, is proposed to be preserved in permanent open space. Unimproved dirt trails would be constructed in some areas. The open space areas would preserve the ravines, drainages and expanses of woodlands. Natural terrain would also be retained in some of the lower-density residential lots, as grading will be limited to only the front 80 to 100-feet of the lots.

3. Land Use

Full BRSP

The BRSP proposes a mix of residential and non-residential land uses to form a new residential community in the southwest area of Auburn. The majority of the BRSP area would be developed with residential uses that would include up to 725 new homes with a density range of 1 to 20 du/ac. In addition, the BRSP provides for development of up to 90,000 square feet of retail/commercial/mixed uses, which could include residential over ground-floor retail.

The BRSP provides several recreational amenities such as a small park, open space, bike lanes, and pedestrian trails. The BRSP also recognizes the importance of "Bloomer Cut" as well as other historic resources within the plan area by including a historical marker describing the events surrounding construction of the transcontinental railroad through the area as well as historic mining operations.

The proposed land uses are shown in Exhibits B (Land Use Plan) and C (Land Use Tables), and discussed below.

Plan Area 1

As discussed above, the BRSP has been divided into two plan areas. Plan Area 1, which is anticipated to develop first, would be composed of up to 270 residential units and open space, with the following designations:

- Low Density Residential (LDR): Up to 11 single family units (maximum of 1 unit per acre) on 12 acres located in the eastern portion of Plan Area 1.
- Urban Low Density Residential (ULDR): Up to 109 single family units (1 to 4 units per acre) on 39 acres distributed throughout Plan Area 1.
- Medium Density Residential (MDR): Up to 150 dwelling units (1 to 10 units per acre) on 17 acres in the center on the flattest portion of Plan Area 1. This designation allows for single and multifamily units, including small-lot detached single family homes, duplexes, townhomes or condominiums. A small tot lot, pocket park or similar recreational amenity would likely be included within the MDR area.
- Open Space: A total of 55 acres would be designated Open Space, over 40 percent of Plan Area 1. Natural resources that would be preserved within the Open Space designation include non-native annual grasslands, oak woodlands and valley riparian habitats. Unimproved dirt trails would be provided within the Open Space. Other uses allowed in Open Space would be detention basins, water tanks and related utility lines.

Plan Area 2

Plan Area 2 would be composed of a mix of residential and commercial uses, along with a substantial open space component, as discussed below. A total of 455 residential units and up to 90,000 square feet of commercial/retail space could be developed in Plan Area 2. The Mixed Use, Park and Urban High Density Residential designations on either side of Main Street in the southern portion of Plan Area 2 would compose the community core for the entire BRSP, providing residences, retail establishments and recreation/public gathering space.

- ULDR: Up to 23 single-family homes (1 to 4 units per acre) could be developed on 13 acres in the eastern portion of Plan Area 2.
- UHDR: Up to 180 multifamily units (10 to 20 units per acre) could be developed on 10 acres located in the western edge of Plan Area 2, south of the rail line.
- Mixed Use--ULDR/Commercial (Comm): This designation would allow for up to 2 single family units and 10,000 square feet retail/commercial space on a three acre parcel in the southern portion of Plan Area 2. This parcel has an existing residence, which could remain with the proposed designation.
- Mixed Use--High Density Residential (HDR)/Comm: Up to 130 single-family and/or multifamily units (5 to 15 units per acre) and 50,000 square feet could be developed on 17 acres located in the north-eastern portion of Plan Area 2. This designation would allow for detached townhomes, attached townhomes, apartments and residences above ground-floor retail on either side of Main Street.

- Mixed Use--Urban High Density Residential (UHDR)/Comm: Up to 120 multifamily units could be constructed on eight acres, along with up to 30,000 square feet of commercial, east of Main Street in the southern portion of Plan Area 2.
- Park: A two-acre park would be located in the central portion of Plan Area 2.
- Open Space: Over half of Plan Area 2, 88 acres, would be designated Open Space, which would surround the developed areas, and preserve natural resources, similar to the Open Space in Plan Area 1.

4. Affordable Housing

State law requires that each city and county accommodate its fair share of the region's housing needs. In the Sacramento region, SACOG is responsible for determining future housing needs in the region. As part of this responsibility, SACOG created the Sacramento Regional Compact for Production of Affordable Housing, which allocates to each member jurisdiction the number of very-low, low- and moderate-income housing units that jurisdiction should plan for during the term of its housing element. The City of Auburn has agreed to participate in the Compact, which specifies that 10 percent of all new housing construction be affordable, distributed across the following categories:

- At least 4 percent affordable to very low-income (less than 50% of median income),
- At least 4 percent affordable to low-income (51 to 80% of median), and
- Up to 2 percent affordable to moderate income (81 to 120% of median).

Typically, the very low- and low-income allocations are made primarily through rental units. The allocation of moderate income housing is more likely to met through for-purchase housing.

The BRSP provides for affordable housing at the above percentages, with a total of 72 affordable units. Plan Area 1 would provide 27 affordable units (11 very low, 11 low and 5 moderate). Plan Area 2 would provide 45 affordable units (18 very low, 18 low and 9 moderate).

The allocation of affordable units in Plan Area 1 would be made concurrently with the first small lot tentative map, or the design review permit for multi-family housing, whichever comes first. This does not mean that all affordable units would be allocated to the first small lot tentative map, but that the distribution of units would be identified at that time, and that subsequent small lot maps or design review permits would need to include the affordable units specified with that first map or permit.

The distribution of units within Plan Area 2 would be made at the time that development approvals are effectuated, and would need to meet the goals specified above.

The BRSP allows for transfers and/or credits within the BRSP. For example, if a parcel provides more affordable units than required, those additional units could be used as a credit for another parcel, which could then have fewer affordable parcels than originally indicated. No credits or transfers would be allowed with properties outside of the BRSP.

5. Circulation

The BRSP area is located near Interstate 80 and several major roadways (e.g., Auburn-Folsom Road, Indian Hill Road, Ophir Road) that provide access to I-80, State Route 49, old Auburn, and Placer County, but direct access to the plan area is limited. Perry Ranch Road provides access to the western portion of the plan area. Rogers Lane, which connects to Werner Lane, provides access to Plan Area 2, and crosses the northern UPRR rail line at grade.

As shown in Exhibit D, primary access to the BRSP area would be via an extension of Herdal Drive, which would connect to the southern leg of Main Street in Plan Area 1. Main Street would be a two-lane collector and would include a new bridge over Bloomer Cut on the westbound line of the UPRR. Ultimately, Main Street would extend through the plan area and connect to Werner Road. During development of Plan Area 2, Werner Road would be improved and extended as a two-lane collector roadway from Ophir Road to Main Street.

Within the plan area, Main Street would function as a collector street, providing direct access between large-volume, off-site arterial roadways and local streets that serve individual neighborhoods. Local streets would provide direct access to individual residences in the BRSP area, and would typically be constructed as in-tract improvements for each residential neighborhood. Local streets would provide a transition between the higher traffic volumes on Main Street and the smaller roadways serving local neighborhoods.

Herdal Drive Extension Options

The Main Street roadway design includes two design options for the extension of Herdal Drive and Werner Road. The connection to Herdal Drive would be constructed within the existing 60-foot right-of-way, which would allow for two vehicle travel lanes, two 4-foot-wide bike lanes, and a 5-foot planter strip, and a 5-foot sidewalk on one side of the street. There are two options for the extension—undivided or divided. With a divided road, the westbound lane would be 4 to 6 feet higher than the eastbound lane. This approach would reduce the need for retaining walls adjacent to residents that abut the Herdal right-of-way. If the road is not divided for the extension, then the retaining walls would need to be higher adjacent to existing lots. The height of retaining walls and slopes would vary by lot, and would depend on whether the road abuts the north or south side of the right-of-way. Where the road abuts the southern ROW, in some places there could be a 6-foot retaining wall, 5-foot stepback (with landscaping) and then a 6-foot soundwall (assuming an undivided road).

Perry Ranch Road

A secondary access route is required for Plan Area 1 if it is developed as planned before the completion of Main Street from Herdal Drive to Werner Road. At this time, Perry Ranch Road is proposed to provide that access. The connection to Perry Ranch Road must be made before the 6th building permit is issued for Plan Area 1 (assuming that the first five permits are for model homes). The City is requiring that Perry Ranch Road be improved to Auburn Fire Department standards, including paving to a width of 20 to 24 feet and turnouts, at issuance of the 76th building permit. If Main Street is fully constructed through Plan Area 2 before Plan Area 1 is developed, then the connection to Perry Ranch Road would be limited to emergency access, and no improvements would be made.

Perry Ranch Road is privately owned, so the developer must obtain the right of access to the road before it can be used as a secondary access. If the BRSP is approved, and the developer is not able to obtain the right of access after making a good faith effort, the City would need to rescind the requirement for Perry Ranch Road to provide secondary access, require a different secondary access, or obtain access through eminent domain.

Rail Crossings

As part of Plan Area 1, a bridge is proposed over Bloomer Cut that would cross the westbound UPRR tracks at Herdal Drive. This bridge would include a sidewalk and overlook along the eastern side of the bridge so pedestrians can view the historic Bloomer Cut below.

Development of Plan Area 2 would include construction of a bridge that spans the eastbound UPRR track that crosses through the center of the plan area. This would eliminate the need for BRSP residents to use the current at-grade railroad crossing on Rogers Lane.

Additionally, at the request of the California Public Utilities Commission (PUC), the installation of vandal resistant fencing or other appropriate barriers would be required in various locations along the eastbound and westbound UPRR tracks to deter trespassing and to provide public safety.

Transit

It is anticipated that transit (bus service) would be extended to the BRSP as demand for services occurs per the determination of the transit providers. To accommodate this service, three bus stops are planned along Main Street within the plan area. The location of these bus stops has not yet been determined.

Bikeway System and Pedestrian Paths

The BRSP includes a comprehensive system of bike lanes, sidewalks and pedestrian trails that would provide pedestrian and bicycle connectivity throughout the plan area. As shown in Exhibit E, sidewalks would be provided on all roadways except Werner Road and alleys. Class II bikelanes would be provided on Main Street, the Herdal Drive extension and Werner Road. When complete, approximately one mile of pedestrian trails would be provided within the open space areas within Plan Area 1. The trails would be unimproved either decomposed granite or dirt, and would be located generally near the top of the slope and constructed to California Conservation Corps standards. No trail alignments have been designated for Plan Area 2 at this time, but it is anticipated pedestrian trails would be included within Plan Area 2 once development plans are submitted to the City.

6. Public Services

Parks

The City's Municipal Code requires new development to dedicate five acres of parkland for every 1,000 residents, or to pay in lieu fees. The BRSP parkland requirement would be 8.85 acres total, with 3.69 acres required of Plan Area 1 and 5.16 acres of Plan Area 2. The BRSP

includes one two-acre park in Plan Area 2, which will count toward the parkland requirements. The BRSP will pay the Auburn Recreation District park fee, which will offset the remaining parkland demand. The BRSP also provides extensive open space and some pedestrian trails, which will be a passive recreation amenity for residents.

Fire Protection and Law Enforcement

The plan area is served by the City of Auburn Police Department and Fire Department. The nearest fire station is the Maidu Station at the corner of Auburn Folsom Road and Maidu Drive. The BRSP would also be served by the Gietzen Fire Station on Sacramento Street. Main Street would provide a connection that would improve access and response times to the plan area and surrounding areas.

The BRSP provides for communication apparatuses, such as antenna repeaters, needed by the City's emergency communication system.

Fuel Management Plan

Chapter 8 of the BRSP provides for a fuel management plan for the BRSP area. Shaded fuel breaks would be required in the following locations:

- open space areas (200 feet from any roadway or street frontage, and 100 feet from any property line containing improved residential and/or commercial structures);
- shaded fuel breaks along Parcel 11 (for 200 feet from each property line adjoining open space);
- along the trails in the open space areas (25 feet on each side of the trail); and
- defensible space requirements around all buildings.

In addition, a fuel modification application would be required for vegetation from the edge of the roadway to a distance of 50 feet of newly constructed roads and streets until such an area is fully developed.

Schools and Libraries

The BRSP does not include any school sites. Students from the BRSP would attend local schools in the Auburn Union School District and Placer Union High School District.

The BRSP does not include any library facilities. Residents would use the City of Auburn Library.

7. Utilities

Potable Water

PCWA is the water supplier to municipal users within the City. The BRSP area is located in PCWA's Upper Zone 1 service area. All of the existing residences in the BRSP area receive water via private wells. Existing residents that remain within the plan area may be able to tie

into the new water and wastewater infrastructure once it is available. However, the City will not require existing residents to tie into the new infrastructure.

Water Improvements

The BRSP includes construction of a 12-inch-diameter pipeline extending along the entire length of Main Street (i.e., the extension of Herdal Drive all the way to the connection to Werner Road), connecting to an existing 18-inch diameter pipe in Auburn-Folsom Road. In the collector streets, approximately 12-inch-diameter pipes would be installed. Smaller diameter pipelines would be installed concurrent with the construction of the individual subdivisions.

Water storage needs for Plan Area 1 would be met by PCWA's proposed expansion of the existing Electric Street reservoir located to the north. For Plan Area 2 the BRSP proposes a 0.5-million gallon, on-site water storage tank. The on-site water storage tank would have a diameter of approximately 60-feet and a height of approximately 25-feet. The location of the tank is not yet known, however, the on-site water tank would serve water pressure Zone 2 and all development in Plan Area 2.

Wastewater

Currently, there are no sewer services within the plan area. All of the existing residences are on individual septic systems. An existing public 12-inch sewer trunk line is located within 500 feet of the southern, eastern, and western boundaries of Plan Area 1. It is anticipated that once sewer services are available the existing residences would be able to tie into the new infrastructure.

The BRSP includes a comprehensive plan for the siting and construction of backbone wastewater infrastructure, which would connect to the existing City infrastructure. Sewer lines would be installed at the same time as construction of the water lines and other dry utilities. Smaller diameter pipelines would be installed concurrent with the construction of the individual subdivisions.

The BRSP is expected to generate approximately 0.16 million gallons per day (mgd) of wastewater at buildout. This includes .068 mgd for Plan Area 1 and .096 mgd for Plan Area 2. The Study Areas would contribute an additional .016 mgd. Existing flows at the city's wastewater treatment plant (WWTP) are 1.3 mgd and the WWTP has an existing permitted capacity to treat 1.67 mgd, so the plant has adequate capacity to treat BRSP wastewater at this time. The BRSP would be responsible for the upgrading of the south Auburn pump station and the installation of additional aeration at one of the ponds at the WWTP.

Drainage and Flood Control

Drainage improvements would include a combination of conventional subsurface and surface drainage systems, including possible enhancement and use of existing channels, canals, construction of pipe conveyance systems and outfalls. Detention facilities would be constructed in the open space areas to reduce post-project flows to the existing downstream drainage systems.

Water Quality

The management of urban runoff for water quality improvement is a component of the BRSP. Extensive use of Best Management Practices (BMP) and other techniques would treat and protect surface and groundwater quality. Dual use detention basins would be designed to provide both flow attenuation and water quality treatment. For developed areas that do not drain to one of the detention basins, permanent water quality BMP facilities would be installed.

8. Natural and Cultural Resources

Plant and Wildlife Habitat

As stated previously, the BRSP would designate 143 acres as Open Space. For the most part, this Open Space would retain its natural form, resulting in the preservation of woodlands, ravines, wetlands, and nesting and foraging habitat for a variety of plant and animal species. The only special-status species that was identified during surveys of the plan area, Brandegee's clarkia, would be preserved in Open Space. In addition, the only elderberry shrub, which provides potential habitat for the federally-listed Valley elderberry longhorn beetle, is located in an area designated as Open Space. Other special-status species that could occur within the plan area include Townsend's big-eared bats, which could use the abandoned mine shafts and adits for roosting, and raptors. These species could continue to nest and forage in the open space areas, along with common species, such as quail, turkey, and deer.

Cultural Resources

Most of the plan area was surveyed for both prehistoric and historic resources (the only areas that were not surveyed were those that could not be accessed due to vegetation and/or topography). In addition, City staff and the EIR archaeologist conducted a site visit with representatives of the UAIC. No prehistoric resources were identified, but several areas that appeared to have the potential to contain subsurface resources were identified by the UAIC. The EIR will identify measures to identify and protect such resources if they are in areas slated for development.

A number of historic resources were identified during surveys. Adits, mine shafts and other features related to gold mining are located throughout the plan area, but predominately in Plan Area 2. Bloomer Cut, located on the UPRR rail line in Plan Area 1, is considered a historically significant feature associated with the history of railroading. Features associated with historic ranching are also present. The BRSP defers to the EIR for the appropriate identification and treatment of these resources.

9. Implementation

Implementation of the BRSP will be achieved through a combination of existing mechanisms, such as zoning, tentative maps and tree permits, and the measures adopted specifically for the specific plan, such as a development agreement, the provisions of the Implementation chapter and mitigation measures identified in the EIR. The BRSP-specific components of the Implementation chapter are discussed below.

Specific Plan Amendments and Minor Modifications

Future amendments to the Specific Plan may require approval of the Planning Commission and/or City Council. For example, substantial alterations to the land use plan, development standards or design guidelines would be subject to review and approval by the Commission and/or Council. Minor modifications that conform to the overarching design principles of the BRSP, the development agreements, the General Plan and the EIR assumptions would be considered administrative, and subject to approval by the Community Development Director. Such decisions may be appealed to the Planning Commission. Examples of minor modifications include updated setting information, minor adjustments to parcel boundaries or street alignments, and alterations to development standards or design guidelines, so long as they continue to meet the original intent of the Specific Plan.

Residential Unit Transfers

In order to allow for flexibility in the future design of residential subdivisions, the BRSP allows for a residential unit transfer between large lot residential or mixed use parcels, if certain conditions are met, including:

- The transfer and receiving parcels are both within the BRSP and designated for residential use (including mixed-use parcels).
- The units subject to transfer are derived from undeveloped large lot parcels, or developed parcels that did not fully utilize their residential allocation.
- The transfer of units would not result in the number of units on the transfer parcel to fall below the minimum for the applicable land use designation, and the number of units on the receiving unit would not exceed the maximum for its designation. For example, if residential units are transferred between two urban low density residential parcels, the resulting densities on each parcel must be between 1 and 4 units per acre.
- The transfer cannot increase the severity of impacts identified in the Specific Plan, preclude the ability of the parcels to conform to the applicable development standards and design guidelines, and/or adversely affect planned infrastructures and facilities.

Phasing of Infrastructure

The BRSP treats each plan area as a phase. The first phase, Plan Area 1, must complete the following infrastructure:

- the extension of Herdal Drive,
- the bridge across the southern UPRR line,
- connection to and improvement of Perry Ranch Road (if it is the secondary access),
- construction of the portion of Main Street in Plan Area 1, Street A and Street B, and
- all wet and dry utilities needed to serve parcels with direct access to Main Street in Plan Area 1, Street A and/or Street B.

Plan Area 2 would be required to construct:

- the extension and improvement of Werner Road,
- construction of Main Street in Plan Area 2 and Street C,
- the bridge spanning the northern UPRR line, and
- all wet and dry utilities needed to serve parcels with direct access to Main Street in Plan Area 2 and/or Street C.

In-tract sewer, storm drain, water and dry utility lines would be installed as each parcel is developed.

Financing

The BRSP identifies the anticipated sources of funding for BRSP improvements, including developer financing, the City's sewer connection fee, the Auburn Recreation District Fee, and the County Capital Facilities Fee. Maintenance of landscape corridors, open space, drainage basins and trails would be funded through a homeowner's association and/or landscape and lighting district.

Appendix A: Development Standards

The BRSP Development Standards identify the uses permitted within each zone within the BRSP (see Exhibit F), and specify the requirements for lot size and coverage, setbacks, building heights, and parking. Development standards for Plan Area 1 zones are included in the BRSP and shown in Exhibits G and H. Development standards for the zones that apply only to Plan Area 2 (e.g., commercial, R-3) will be added to the BRSP at the time that development approvals are effectuated for Plan Area 2.

Appendix B: Design Guidelines

The Design Guidelines provide direction for the direction of the physical form and visual character of the BRSP. Toward that end, graphics and photographs are provided to illustrate application of the guidelines. The guidelines are meant to be used in combination with the Development Standards, the direction of the BRSP and applicable City ordinances and regulations. The guidelines are intended to encourage creativity in developing designs for public spaces and individual development projects. Like the Development Standards, the Design Guidelines for Plan Area 1 are included in the BRSP at this time. Additional Design Guidelines will be added to the BRSP at the time that development approvals are effectuated for Plan Area 2.

The Design Guidelines cover several aspects of development design:

- Common design elements throughout the plan area, such as streetscapes, landscaping, entrances, signs, walls and fencing, grading and street lighting.
- Site-specific Design Elements for certain features, such as Bloomer Cut, bridge design and retaining walls.

- Residential Architecture, including scale and massing, roof and window forms, porches, garages and exterior finishes.

The purpose of each of these elements is to ensure that there is continuity in the visual character of the BRSP, and that public spaces and those areas that are visually accessible to the public (e.g., entrances to subdivisions) are of consistent quality.

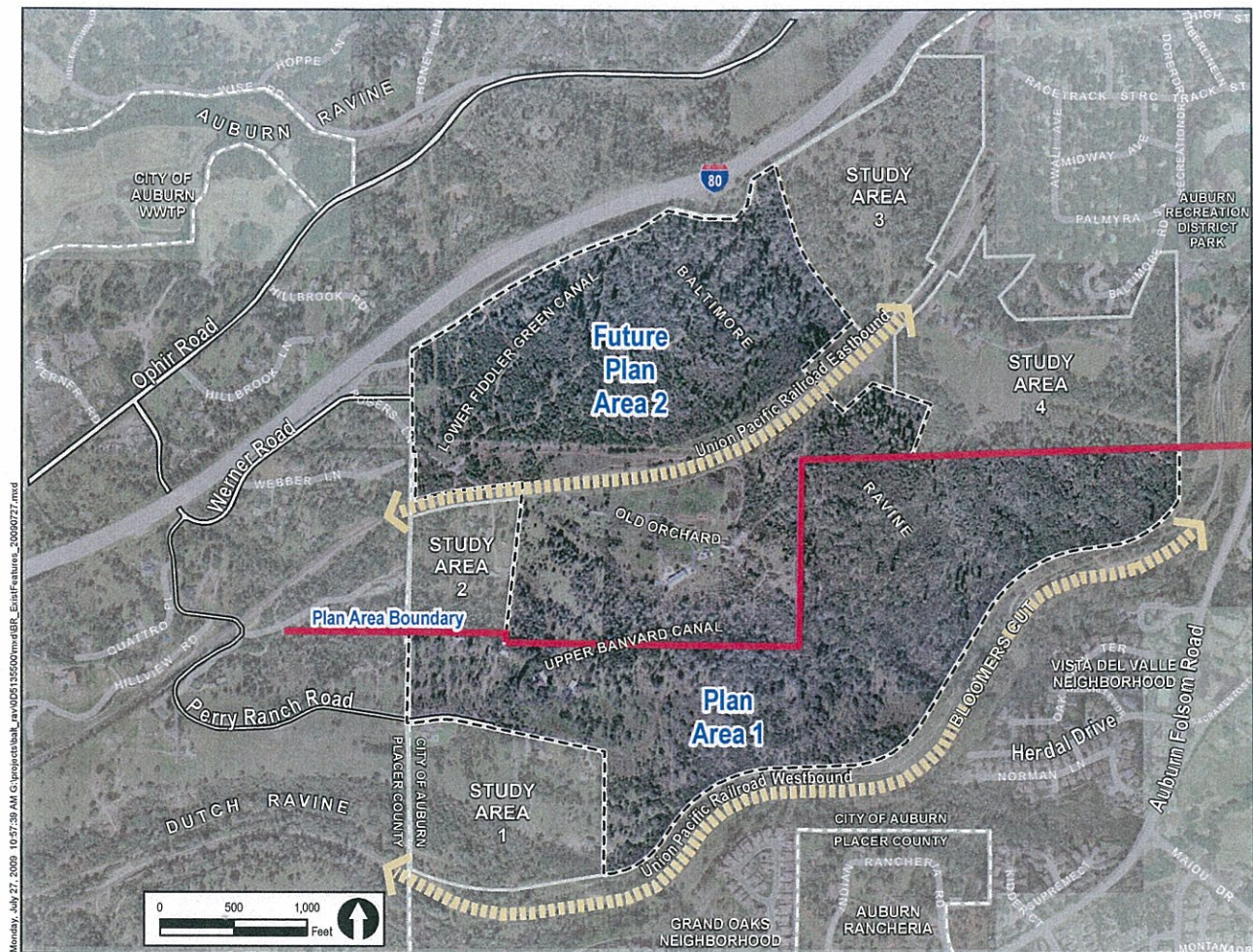
The Design Guidelines provide extensive direction for landscaping of public spaces, particularly streets. A street tree palette indicates the species of trees considered appropriate for landscaping in common areas. Special attention has also been given to hillside development, in order to minimize grading and preserve the natural landscape.

The Hillside Development Guidelines recommend placing buildings close to the street, in a manner that reduces the need for grading and preserves trees. Home design is to use varied heights and setbacks and to break up the form, mass and profile of buildings so that they follow the contour of the hillside, as illustrated in Exhibit I. The guidelines for retaining walls are intended to ensure that retaining walls do not create harsh, obtrusive edges. Toward that end, individual retaining walls should not be more than eight feet tall, and should be stepped if more than eight feet of retention is required (see Exhibit J).

The residential architecture guidelines are intended to ensure that Baltimore Ravine develops as a distinguishable community within Auburn, while allowing for a variety of architectural detail, materials and colors. The residential architectural guidelines address scale and massing, garage location and orientation, corner lots, roof forms and materials, window treatments, entryways, porches and balconies, and exterior materials, colors and finishes.

EXHIBITS

- A. Project Location and Features
- B. Land Use Plan
- C. Land Use Tables
- D. Roadway Plan
- E. Roadway Design Summary
- F. Permitted Uses
- G. R-1 Development Standards
- H. R-2 Development Standards
- I. Illustration of Hillside Development Standards
- J. Illustrative Section of Stepped Retaining Walls



Legend

-  Study Area Boundary
-  City Limits
-  BRSP Boundary
-  Plan Area Boundary

Exhibit C - Land Use Tables

EXHIBIT C-1				
BRSP - LAND USE SUMMARY				
Land Use Designation	Applied Zoning District	Acres	Density Range	Dwelling Units
BALTIMORE RAVINE SPECIFIC PLAN				
Residential				
Low Density Residential (LDR)	R-1 (Single-Family Residential District)	12 acres	Up to 1 du/ac	11 du
Urban Low Density Residential (ULDR)	R-1 (Single-Family Residential District)	65 acres	1-4 du/ac	155 du
Medium Density Residential (MDR)	R-2 (Medium Density Multiple-Family Residential)	17 acres	1-10 du/ac	150 du
Urban High Density Residential (UHDR) ¹	R-4 (High Density Multiple-Family Residential)	10 acres	5-20 du/ac	180 du
Non Residential				
Mixed Use – High Density Residential/Commercial (HDR/COMM)	C-1 (Neighborhood Commercial) R-3 (Medium Density Multiple-Family Residential)	17 acres	floor area ratio up to 3 5-15 du/ac	50,000 sf 130 du
Mixed Use – Urban High Density Residential/Commercial (UHDR/COMM)	C-1 (Neighborhood Commercial) R-4 (High Density Multiple-Family Residential)	8 acres	floor area ratio up to 3 10-20 du/ac	30,000 sf 120 du
Mixed Use - Urban Low Density Residential/Commercial (ULDR/COMM)	C-1 (Neighborhood Commercial) R-1 (Single-Family Residential)	3 acres	floor area ratio up to 3 1-4 du/ac	10,000 sf 2 du
Park & Open Space				
Park	OS-C	2 acres		
Open Space	OS-C	143 acres		
Right of way (ROW)		13 acres		
Total		277 acres		725 du
Study Areas				
Study Area 1		32 acres	1du/2ac	16 du
Study Area 2		14 acres	1du/2ac	7 du
Study Area 3		36.5 acres	1du/2ac	19 du
Study Area 4		46.5 acres	1du/2ac	23 du
Total		129 acres		65 du
BRSP AND STUDY AREAS TOTAL		406 acres		790 du 90,000 sf
Notes: 1. The City's General Plan does not include this designation at this time, but would be amended as part of this project to include an UHDR designation. Source: BRSP, August, 2009.				

Statement

916-646-3730 VOICE

016 664 0647 FAX

BareBonesWorkwear.com
 E-mail nikki@barebonesworkwear.com
 Date 9/7/2010

Administrative Offices
 631 N. Market Blvd. Ste V
 Sacramento, CA 95834



To:
 AUBURN, CITY OF
 1225 LINCOLN WAY
 AUBURN, CA 95603

Net 30

\$1,293.35

Amount Due

Date	Transaction	Amount	Balance
09/11/2008	INV #12373. Due 10/11/2008. Orig. Amount \$164.02. POS Receipt #5304	5.29	5.29
09/14/2008	Jordan Cary po#op-pw-483 INV #12423. Due 10/14/2008. Orig. Amount \$123.31. POS Receipt #5371	123.31	128.60
10/03/2008	INV #12882. Due 11/02/2008. Orig. Amount \$150.12. POS Receipt #5887	97.72	226.32
10/05/2008	INV #12936. Due 11/04/2008. Orig. Amount \$96.46. POS Receipt #5942	0.03	226.35
10/13/2008	INV #13165. Due 11/12/2008. Orig. Amount \$64.29. POS Receipt #6259	64.29	290.64
08/24/2009	op-pw-483 Anne Wallace INV #24001. Due 09/23/2009. Orig. Amount \$38.96. POS Receipt #18926	38.96	329.60
09/14/2009	MT #73274.	-0.60	329.00
07/13/2010	INV #29715. Due 08/12/2010. Orig. Amount \$319.26. POS Receipt #31697	319.26	648.26
07/13/2010	INV #29721. Due 08/12/2010. Orig. Amount \$301.94. POS Receipt #31700	301.94	950.20
07/13/2010	INV #29723. Due 08/12/2010. Orig. Amount \$306.27. POS Receipt #31710	306.27	1,256.47
08/04/2010	INV #30142. Due 09/03/2010. Orig. Amount \$22.70. POS Receipt #32405	22.70	1,279.17
08/04/2010	INV #30144. Due 09/03/2010. Orig. Amount \$48.68. POS Receipt #32403	48.68	1,327.85
08/04/2010	INV #30145. Due 09/03/2010. Orig. Amount \$48.68. POS Receipt #32404	48.68	1,376.53
08/07/2010	CREDMEM #30211. POS Receipt #32484	-5.41	1,371.12
08/16/2010	INV #30391. Due 09/15/2010. Orig. Amount \$81.16. POS Receipt #32788	81.16	1,452.28
08/16/2010	Chris Williamson INV #30392. Due 09/15/2010. Orig. Amount \$107.14. POS Receipt #32792	107.14	1,559.42
08/18/2010	Kevin Spence INV #30430. Due 09/17/2010. Orig. Amount \$71.42. POS Receipt #32880	71.42	1,630.84
08/20/2010	INV #30452. Due 09/19/2010. Orig. Amount \$156.95. POS Receipt #32988	156.95	1,787.79
08/20/2010	Curtis Simpson INV #30475. Due 09/22/2010. Orig. Amount \$129.89. POS Receipt #33079	-624.33	1,163.46
08/23/2010	City of Auburn Dept of Public Works INV #30475. Due 09/22/2010. Orig. Amount \$129.89. POS Receipt #33079	129.89	1,293.35
08/20/2010	CHTS Williamson		
CURRENT			\$1,293.35
1-30 DAYS PAST DUE			
31-60 DAYS PAST DUE		0.00	
61-90 DAYS PAST DUE		0.00	
OVER 90 DAYS PAST DUE		0.00	
Amount Due			\$1,293.35

EXHIBIT C-2

BRSP – PLAN AREA 1 AND 2 LAND USE SUMMARY

Land Use Designation	Applied Zoning District	Acres	Density Range	Dwelling Units
BALTIMORE RAVINE SPECIFIC PLAN				
Plan Area 1				
Low Density Residential (LDR)	R-1 (Single-Family Residential District)	12 acres	Up to 1 du/ac	11 du
Urban Low Density Residential (ULDR)	R-1 (Single-Family Residential District)	39 acres	1-4 du/ac	109 du
Medium Density Residential (MDR)	R-2 (Medium Density Multiple-Family Residential)	17 acres	1-10 du/ac	150 du
Park & Open Space				
Open Space	OS-C	55 acres		
Right of way (ROW)		7 acres		
Total		130 acres		270 du
Plan Area 2				
Urban Low Density Residential (ULDR)	R-1 (Single-Family Residential District)	13 acres	1-4 du/ac	23 du
Urban High Density Residential (UHDR)	R-4 (High Density Multiple-Family Residential)	10 acres	5-20 du/ac	180 du
Mixed Use - Urban Low Density Residential/Commercial (ULDR/COMM)	C-1 (Neighborhood Commercial) R-1 (Single-Family Residential)	3 acres	floor area ratio up to 3 1-4 du/ac	10,000 sf 2 du
Mixed Use - Urban High Density Residential/Commercial (UHDR/COMM)	C-1 (Neighborhood Commercial) R-4 (High Density Multiple-Family Residential)	8 acres	floor area ratio up to 3 10-20 du/ac	30,000 sf 120 du
C-1 (Neighborhood Commercial) R-3 (Medium Density Multiple-Family Residential)	C-1 (Neighborhood Commercial) R-3 (Medium Density Multiple-Family Residential)	17 acres	floor area ratio up to 3 5-15 du/ac	50,000 sf 130 du
Park & Open Space				
Park	OS-C	2 acres		
Open Space	OS-C	88 acres		
Right of Way		6 acres		
Total		147 acres		90,000 sf 455 du
Notes: 1. The City's General Plan does not include this designation at this time, but would be amended as part of this project to include an UHDR designation. Source: BRSP, August, 2009.				

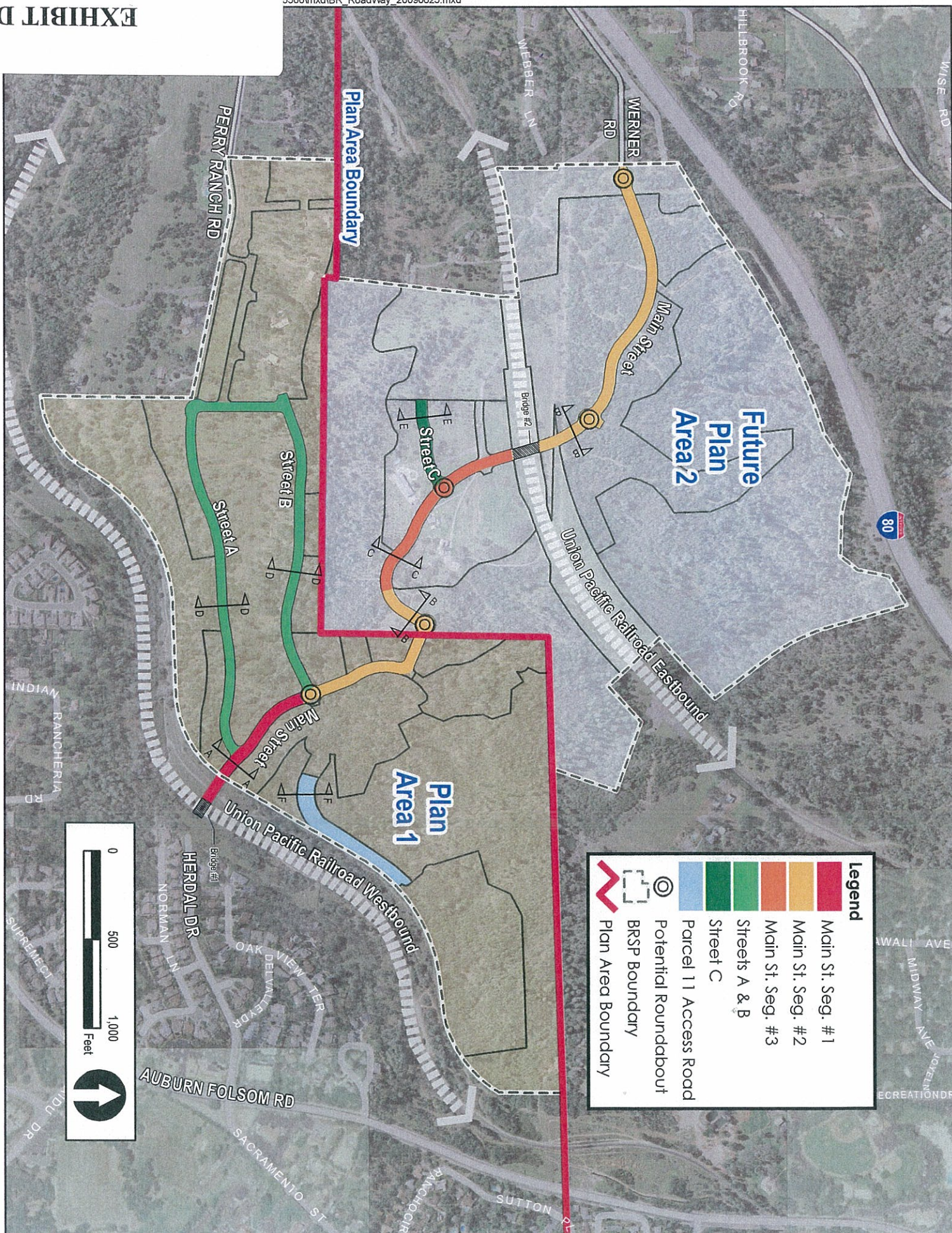


EXHIBIT E

ROADWAY DESIGN SUMMARY

Roadway Type/Name	Lanes	Right of Way	Landscape Parkway	Sidewalk	Parking
Collector Streets					
Main Street	2	58' - 65'	varies 5'-8' or parking/tree wells ¹	5' (each side)	on-street; one or two sides
Main Street (Plan Area 2 portion)	2	58 - 85'	parking/tree wells ¹	9' (each side) 5' (each side)	Diagonal on-street; two sides On-street; two sides
Street C (Plan Area 2)	2	77'	parking/tree wells ¹	9' (each side)	diagonal on-street; two sides
Local Streets					
Streets A & B	2	40'	5' one side	5' (one side)	on-street, one side
Standard Residential	2	41'	none	5' (one side)	on-street; two sides
Parcel 11 Access Road	2	36"	none	4' (one side)	none
Alley	2	28' PUE	none	n/a	none
Off-Site Roadways					
Werner Road	2	36'	none	none	none
Herdal Drive	2	60'	5' (one-side)	5' (one side)	none
Perry Ranch Road	2	20'-24'	none	none	none

Note:

1. Intermittent tree wells would be included along these roadways.

Source: Baltimore Ravine Specific Plan, August 2009.

Permitted Uses

USE TYPES	R1	R2	R3	R4	C1	OS-C	OS-PF
Single-Family Dwelling	P	P	P	P	--	--	--
Multi-Family Dwelling	--	P	P	P	--	--	--
Guest House	P	--	--	--	--	--	--
Residential Care Facilities	P	P	P	P	--	--	--
Second Residential Unit	P	--	--	--	--	--	--
Animal Services							
Veterinary Clinic	--	--	--	--	--	--	--
Veterinary Hospital	--	--	--	--	--	--	--
Kennel	--	--	--	--	UP	--	--
Automobile Parking Lots	--	--	--	--	P	--	--
Automotive Services							
Automobile Repair Shops	--	--	--	--	--	--	--
Automotive, Boat, or Motorcycle Retail Sales and Services	--	--	--	--	--	--	--
Automobile Gas/Service Stations	--	--	--	--	UP	--	--
Automobile Rental	--	--	--	--	UP	--	--
Car Wash and Detailing	--	--	--	--	UP	--	--
Banks and Financial Services	--	--	--	--	P	--	--
Commercial Recreation							
Amusement Centers	--	--	--	--	UP	--	--
Indoor Entertainment	--	--	--	--	UP	--	--
Indoor Sports and Recreation	--	--	--	--	UP	--	--
Night Clubs	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	UP	--	--
Outdoor Sports and Recreation	--	--	--	--	UP	--	--
Health/Athletic Facilities	--	--	--	--	UP	--	--
Personal Fitness	--	--	--	--	P	--	--

USE TYPES	R1	R2	R3	R4	C1	OS-C	OS-PF
Day Care Centers	UP	UP	UP	UP	UP	--	--
Eating Establishments							
Convenience	--	--	--	--	P	--	--
Drive-thru Establishments	--	--	--	--	UP	--	--
Full Service	--	--	--	--	P	--	--
Outdoor Seating for Existing Establishment	--	--	--	--	AP	--	--
Elderly Care Facilities	--	P	P	P	--	--	--
Family Day-Care	P	P	P	P	--	--	--
Funeral and Internment Services	--	--	--	--	--	--	--
Home Occupations	P	P	P	P	--	--	--
Hospitals	--	--	--	--	UP	--	--
Lodging Services							
Bed and Breakfast	UP	UP	UP	UP	P	--	--
Hotel/Motel	--	--	--	--	--	--	--
Mixed-Use	--	--	--	--	P	--	--
Nurseries and Greenhouses	--	--	--	--	UP	--	--
Office Uses	--	--	--	--	P	--	--
Outdoor Sales	--	--	--	--	UP	--	--
Personal Services	--	--	--	--	P	--	--
Private Parks	P	P	P	P	--	--	--
Retail Sales and Services	--	--	--	--	P	--	--
Social Events	--	--	--	--	UP	--	--
Schools							
Commercial	--	--	--	--	UP	--	--
Private	--	--	--	--	UP	--	--
Second Hand Stores	--	--	--	--	P	--	--
Temporary Sales/Uses							
Holiday Stand/Sales	--	--	--	--	AP	--	--
Special Events	--	--	--	--	AP	--	--
Temporary Offices	--	--	--	--	AP	--	--
Community Assembly	UP	UP	UP	UP	UP	--	--
Community Centers	UP	UP	UP	UP	--	--	--
Public Parks	P	P	P	P	--	P	--
Public and Quasi-public Uses	P	P	P	P	--	P	P
Resource Protection and Restoration	--	--	--	--	--	--	P
Resource Related Recreation	--	--	--	--	--	P	P

R-1 Development Standards

Lot Size and Building Intensity	
Lot Area (minimum)	5,000 sq. ft.
Site Coverage (maximum)	35%
Width, Interior Lot (minimum)	50 ft
Width, Corner Lot (minimum)	60 ft.
Front Setback¹	
To living area	15 ft.
To porch, stoop, patio or other building projection	15 ft.
To garage door (facing primary street)	20 ft.
To side wall of swing garage	15 ft.
Side Setback²	
Interior side 1 st story elements	5 ft.
Interior Side 2 nd story elements	7.5 ft.
Street side to living area on corner lot	12.5 ft.
Rear Setback³	
Setback (minimum)	20 ft.
To garage (rear loaded facing alley)	4 ft
To upper floor living area (when rear loaded garage)	10 ft
Building Height	
Height (maximum)	35 ft.
Building Architecture Projections (permitted encroachment)	
Fireplaces, bay windows, non-habitable architectural features	2 ft.
Parking	
Resident	2 in garage

1 Measured from back of sidewalk (or street curb if no sidewalk exists).

2 Measured from property line.

3 Measured from property line (for rear-access units, setback measured from edge of alley).

Note: The City may use its Design Review process (Section 159.110 of the Auburn Zoning Ordinance) to administratively review and approve deviations to these development standards with concurrent review and approval of a small lot subdivision map. The requested deviation(s) and/or siting characteristics shall be determined to be consistent with the spirit and intent of the regulations above and Design Guidelines in Appendix B, as demonstrated by the subdivision map.

R-2 Development Standards

Lot Size and Building Intensity

Lot Area (minimum)	2,600 sq. ft
Site Coverage (maximum)	50%
Width, Interior Lot (minimum)	35 ft
Width, Corner Lot (minimum)	40 ft.

Front Setback¹

To living area	15 ft.
To garage door (facing primary street)	20 ft.
To side wall of swing garage	15 ft.

Side Setback²

Interior side	3 ft.
Street side to living area on corner lot	12.5 ft.

Rear Setback³

Setback (Minimum)	10 ft.
To garage (attached or detached)	4 ft.

Building Height

Height (maximum)	35 ft.
------------------	--------

Parking

Resident	2 per unit
----------	------------

- 1 Measured from back of sidewalk (or street curb if no sidewalk exists).
- 2 Measured from property line.
- 3 Measured from property line (for rear-access units, setback measured from edge of alley).

Note: The City may use its Design Review process (Section 159.110 of the Auburn Zoning Ordinance) to administratively review and approve deviations to these development standards with concurrent review and approval of a small lot subdivision map. The requested deviation(s) and/or siting characteristics shall be determined to be consistent with the spirit and intent of the regulations above and Design Guidelines in Appendix B, as demonstrated by the subdivision map.

homes constructed on pad foundations

finish grade

existing grade

fill and cut slopes provided at 2:1 to meet existing grade

new trees planted in rear yards

existing trees retained

home pads drain to street

80' graded pad area

80' graded pad area

Height of trees measured on site range between 30'-50', approx 40' on average.
Home design assumes a plate height of 9' for single-story and 18' for two-story.

NOTES:

home pad drains to street

homes constructed on pad foundations

finish grade

existing grade

existing trees

new trees planted in rear yards

fill and cut slopes provided at 2:1 to meet existing grade

existing trees retained

home pad drains to open space down the contour of the land's topography

80' graded pad area

80' graded pad area

NOTES:

- Height of trees measured on site range between 30'-50', approx 40' on average.
- Home design assumes a plate height of 9' for single-story and 18' for two-story.

